

167.0

0004

0002.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

788,800 / 788,800

USE VALUE:

788,800 / 788,800

ASSESSED:

788,800 / 788,800

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
151		PARK AVE, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	GWON GARY C H & TERRY	
Owner 2:		
Owner 3:		

Street 1:	151 PARK AVE
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA

Postal:	02476	Type:
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PREVIOUS OWNER

Owner 1:	
Owner 2:	

Street 1:	
Twn/City:	

St/Prov:	Cntry:	
Postal:		

NARRATIVE DESCRIPTION

This parcel contains 8,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1932, having primarily Wood Shingle Exterior and 1803 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8000		Sq. Ft.	Site		0	70.	0.78	8			Med. Tr	-5					438,900						438,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8000.000	344,800	5,100	438,900	788,800		110659
							GIS Ref
							GIS Ref
							Insp Date
							06/06/16

PREVIOUS ASSESSMENT

Parcel ID		167.0-0004-0002.A	Date
Tax Yr	Use	Cat	
2020	101	FV	Year End Roll
2019	101	FV	12/18/2019
2018	101	FV	1/3/2019
2017	101	FV	12/20/2017
2016	101	FV	1/3/2017
2015	101	FV	12/11/2014
2014	101	FV	12/16/2013
2013	101	FV	12/13/2012

SALES INFORMATION

TAX DISTRICT		PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code
	13188-458		5/1/1977	Sale Price V Tst Verif Notes
				44,000 No No Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/23/2013	1279	Renovate	116,000	O				
6/2/1992	210	Manual	7,500				ROOFING	

ACTIVITY INFORMATION

Date	Result	By	Name
6/6/2016	Inspected	PT	Paul T
6/2/2016	Permit Visit	PT	Paul T
6/2/2016	Left Notice	PT	Paul T
5/5/2014	External Ins	PC	PHIL C
2/26/2014	Info Fm Prmt	EMK	Ellen K
4/24/2009	Inspected	372	PATRIOT
12/24/2008	Measured	372	PATRIOT
10/24/2000	Hearing N/C	163	PATRIOT
12/28/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA

____/____/____

EXTERIOR INFORMATION						BATH FEATURES						COMMENTS						SKETCH											
Type:	15 - Old Style		Full Bath:	1	Rating:	Good					EXTRA SHOWER.																		
Sty Ht:	2A - 2 Sty +Attic		A Bath:	Rating:																									
(Liv) Units:	1	Total:	1	3/4 Bath:	1	Rating:					Very Good																		
Foundation:	3 - BrickorStone		A 3QBth:	Rating:																									
Frame:	1 - Wood		1/2 Bath:	Rating:																									
Prime Wall:	1 - Wood Shingle		A HBth:	Rating:																									
Sec Wall:			OthrFix:	1	Rating:					Average																			
Roof Struct:	1 - Gable		OTHER FEATURES																										
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating:					Average																			
Color:	MAUVE		A Kits:	Rating:																									
View / Desir:			Fpl:	1	Rating:					Average																			
GENERAL INFORMATION						WSFlue:	Rating:																						
Grade:	C+ - Average (+)		CONDO INFORMATION																										
Year Blt:	1932	Eff Yr Blt:	Location:																										
Alt LUC:			Total Units:																										
Jurisdct:	G17	Fact:	Floor:																										
Const Mod:			% Own:																										
Lump Sum Adj:			Name:																										
INTERIOR INFORMATION						DEPRECIATION						REMODELING						RES BREAKDOWN											
Avg Ht/FL:	STD		Phys Cond:	AG - Avg-Good	26.	%	Exterior:						No Unit	RMS	BRS	FL													
Prim Int Wall:	2 - Plaster		Functional:												1	7	3												
Sec Int Wall:			Economic:																										
Partition:	T - Typical		Special:																										
Prim Floors:	3 - Hardwood		Override:																										
Sec Floors:			Total:	26.4	%																								
Bsmnt Flr:	12 - Concrete		CALC SUMMARY						COMPARABLE SALES																				
Subfloor:			Basic \$ / SQ:	130.00					Rate	Parcel ID	Typ	Date	Sale Price																
Bsmnt Gar:			Size Adj.:	1.29259491																									
Electric:	3 - Typical		Const Adj.:	0.98990101																									
Insulation:	2 - Typical		Adj \$ / SQ:	166.340																									
Int vs Ext:	S		Other Features:	84500																									
Heat Fuel:	1 - Oil		Grade Factor:	1.10																									
Heat Type:	5 - Steam		NBHD Inf:	1.00000000																									
# Heat Sys:	1	% Heated:	100	% AC:			NBHD Mod:						WtAv\$/SQ:	AvRate:	Ind.Val														
Solar HW:	NO	Central Vac:	NO	Adj Total:	468422		LUC Factor:	1.00					Juris. Factor:	1.00	Before Depr:	182.97													
% Com Wall:			% Sprinkled:			Depreciation:	123663					Special Features:	0	Val/Su Net:	119.51														
						Deprecated Total:	344759					Final Total:	344800	Val/Su SzAd:	211.02														
MOBILE HOME						Make:			Model:			Serial #:			Year:			Color:											
SPEC FEATURES/YARD ITEMS						PARCEL ID 167.0-0004-0002.A																							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value												
3	Garage	D	Y	1	20X20	A	AV	1932		21.25	T	40	101			5,100		5,100											
More: N	Total Yard Items:		5,100		Total Special Features:												Total:	5,100											